

SL. No. 05/2018

Notarial Certificate

To all to whom these present shall come, I, Kamal Kumar Paul duly appointed by the Government of India as Notary and practising within the city of Kolkata. W.B. Union of India do hereby certify that the paper writings collectively marked 'A' annexed hereto, hereinafter called the paper writings. 'A' are presented before me.

Executed by *Rajesh Bagaria* of *West Bengal* as *Original Affidavit* for the same.

hereinafter referred as the "executant/s" on the in the year Two Thousand.

"executant/s" having admitted the execution of the paper "A" and being satisfied as to the identity of the executant I attested the execution.

In faith and testimony whereof, I, the said Notary, have hereinto subscribed my name and affixed my seal of office this day of20



K.K. Paul
Kamal Kumar Paul
September, 8th, 2018

Notary
Regd. No. 2700/04
Govt. of India
CMM's Court
2 & 3 Bankshall Street
Kolkata - 700 001

08 SEP 2018



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL 23AA 567099

FORM 'A'
[See Rule 3(2)]

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Rajesh Bagaria duly authorised by the promoter of the project, vide authorization, dated 31st August, 2018:

I. Rajesh Bagaria duly authorised by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. Cent Percent Value Realty Private Limited, Bagaria Vanijya Private Limited, Emami Nirman Private Limited, Bengal Eco Homes Private Limited, Hitech Vanijya Private Limited, Gograj Sitaram Bagaria & Co. LLP (Formerly Known as Zenith Dealers LLP), Swanhousing Properties Private Limited, Prime Constructions Private Limited, Aviro Vanijya Private Limited, Aviro Vyapaar Private Limited, Genil Commosale Private Limited, Begonia Textiles Private Limited, Fiddle Engineering Private Limited, Camellias Merchants Private Limited, Touchwin Tradecom Private Limited, Eveningstar Traders Private Limited, Eveningstar Vinimay Private Limited, Acclaim Dealers Private Limited, S.W.A.N.S. Home

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No.2700/04
C.M.'s. Court
2 & 3 Bankshall Street
Kolkata-700 061

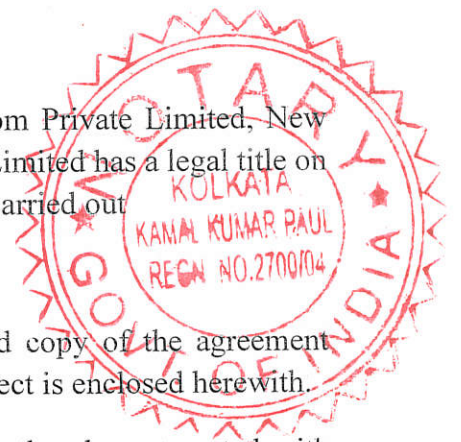
08 SEP 2018

Private Limited, Sureshine Vinimay Private Limited, Polpit Vincom Private Limited, New Age Writing Instrument Private Limited, Gateway Nirman Private Limited has a legal title on the land on which the development of the proposed project is to be carried out

AND

A legally valid authentication of title along with an authenticated copy of the agreement between such Owner/Lessee for Development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances save and except the charge created with Axis Bank Ltd. on account of the project loan obtained by the promoter.
3. That the time period within which the project shall be completed by the promoter is August, 2019.
4. That seventy percent of the amounts realized by the promoter for the real estate project from the allottees, from time to time, is being deposited in a separate account maintained in Axis Bank Ltd. to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account is being withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project, that promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and withdrawal has been in compliance with the proportion to the percentage of completion of the project.
7. That the promoter shall take all pending approvals on time, from the competent authorities.
8. That the promoter has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
9. That the promoter shall not discriminate against any allottee at the time of allotment of any apartment on any grounds.



✓

Deponent

✓
KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s. Court
2 & 3 Bankshahi Street
Kolkata-700 06.

08 SEP 2018

Verification



The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from

Verified by me at Kolkata on this the 31st day of August, 2018

[Handwritten signature]

Deponent

Swar Housing & Infra
private limited
97A Southern Avenue
Kolkata-700029

Identified By Me

[Handwritten signature]
Advocate

Solemnly Affirmed & Declared Before
me on Identification of Ld. Advocate,

[Handwritten signature]

KAMAL KUMAR PAUL, NOTARY
Govt. of India, Regd. No. 2700/04

08/09/18

KAMAL KUMAR PAUL
NOTARY GOVT. OF INDIA
Regd. No. 2700/04
C.M.'s. Court
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Kolkata-700 06.

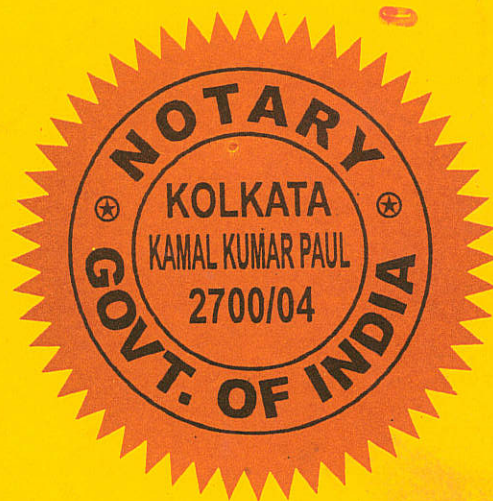
08 SEP 2018

NOTARIAL CERTIFICATE

Dated

Day of

20



In the Matter of :
Instrument 'A'
And
In The Matter of :

NOTARIAL CERTIFICATE

Kamal Kumar Paul

B.Sc., B.A. (Spl.) LL.B.
Advocate & Notary

(Govt. of India)

Residence :

299, Swamiji Sarani, Kalindi (West)
Kolkata - 700 048

Phone : 6454 5528 (Resi.), Mobile : 98316 08335

E-mail : paul_kamalkumar@yahoo.com